

\*\*\*\*\*DRAFT MINUTES\*\*\*\*\*

Alexandria Board of Architectural Review  
Old & Historic Alexandria District

**Wednesday, March 7, 2012**  
7:30pm, City Council Chambers, City Hall  
301 King Street, Alexandria, Virginia 22314

Members Present: Tom Hulfish, Chairman  
Chip Carlin  
Oscar Fitzgerald  
Art Keleher  
Wayne Neale  
John von Senden

Members Absent: Peter Smeallie

Staff Present: Planning & Zoning  
Al Cox, FAIA, Historic Preservation Manager  
Catherine Miliaras, Historic Preservation Planner

The meeting was called to order at 7:35 p.m. by Chairman Hulfish.

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**I. MINUTES**

1. Consideration of the minutes of the public hearing of February 15, 2012.  
**BOARD ACTION: Approved, as submitted, 6-0.**

On a motion by Mr. Neale, seconded by Mr. Keleher, the minutes were approved, as submitted, 6-0.

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**II. CONSENT ITEMS**

Items on the Consent Calendar are those where the applicant has agreed to all conditions of approval shown in the staff reports. Without objection, the staff recommendation for these cases will be approved as a group by unanimous consent of the Board at the beginning of the meeting. When announced by the Chairman, any member of the Board or of the public may ask that one of these cases be removed for full discussion.

1. **CASE BAR2011-0362**  
Request for alterations at **400 N Union St**, zoned RM Residential  
**APPLICANT:** Allen & Rebecca Weh by Christine Kelly  
**BOARD ACTION:** **This item was moved to Discussion Items.**

2. **CASE BAR2012-0029**

Request for alterations at **211 N Patrick St**, zoned RB Residential  
APPLICANT: Patrick Street Assoc., LLC by Patrick Camus  
BOARD ACTION: **Approved on the Consent Calendar, 6-0.**

3. **CASE BAR2012-0033**

Request for signage at **625 N Washington St**, zoned CRMU/X Commercial Residential Mixed Use (Old Town North)  
APPLICANT: Saul Holdings Limited Partnership by George Marino  
BOARD ACTION: **This item was moved to Discussion Items**

4. **CASE BAR2012-0034**

Request for alterations at **1117 Prince St**, zoned RM Residential  
APPLICANT: Doug Frantz & Catherine Collins by Gaylord French (GFI)  
BOARD ACTION: **Approved on the Consent Calendar, 6-0.**

5. **CASE BAR2012-0035**

Request for alterations at **623 S Fairfax St**, zoned RM Residential  
APPLICANT: Stephen Rhind-Tutt & Janice Cronin by Stephanie Dimond  
BOARD ACTION: **Approved on the Consent Calendar, 6-0.**

6. **CASE BAR2012-0036**

Request for alterations at **601 King St**, zoned KR King Street Retail  
APPLICANT: 601 King Street Investors, LLC c/o JCR Companies by Amy Lancaster  
BOARD ACTION: **Approved on the Consent Calendar, 6-0.**

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**III. DISCUSSION ITEMS**

1. **CASE BAR2011-0362**

Request for alterations at **400 N Union St**, zoned RM Residential  
APPLICANT: Allen & Rebecca Weh by Christine Kelly  
BOARD ACTION: **This item was moved to Discussion Items. The Board approved the new front dormer and denied the painting of brick, 5-1 (with Dr. Fitzgerald voting in opposition to the dormer).**

**SPEAKERS**

Allen Weh, applicant, spoke on behalf of the application.

John Hynan, representing the Historic Alexandria Foundation, stated that the front (east) façade should remain with three individual dormers rather than the single large dormer proposed by the applicant.

**BOARD DISCUSSION**

Mr. Neale commented that the revision was a great improvement and supported the application as submitted.

Mr. Keleher had a question regarding the revisions to the rear dormer. Staff responded that the previously approved dormer details had been revised to reflect the new front dormer, for consistency.

Dr. Fitzgerald said that the revision was an improvement and a good solution for that particular block but preferred the design of the existing individual dormers and saw no reason to remove them. He also noted that Alexandria had a long tradition of unpainted brick.

Mr. von Senden agreed with Mr. Neale and Dr. Fitzgerald and thought it was an improvement over the previous scheme though he preferred the existing dormers, as well. He did not see a need to paint the brick.

Mr. Carlin noted that the existing three single dormers appeared crowded and were not a typical historical pattern. He supported the new dormer.

On a motion by Mr. Carlin, seconded by Mr. von Senden, the Board approved the application for a front dormer and denied the painting of unpainted masonry, 5-1 (with Dr. Fitzgerald voting in opposition).

#### **REASON**

The Board found the proposed dormer revision to be an improvement over the previous scheme and architecturally appropriate for these late 20<sup>th</sup> century townhomes but did not find the painting of the brick to be an appropriate alteration.

#### 3. **CASE BAR2012-0033**

Request for signage at **625 N Washington St**, zoned CRMU/X Commercial Residential Mixed Use (Old Town North)

APPLICANT: Saul Holdings Limited Partnership by George Marino

BOARD ACTION: **This item was moved to Discussion Items. The Board denied the proposed sign, 5-0-1 (with Mr. Keleher abstaining).**

#### **SPEAKERS**

George Marino, representing the applicant, spoke in support of the application and noted that the Saul Centers have no intention of requesting additional signage beyond the coordinate sign plan in the future. He also explained that the sign will not be illuminated and that although the tenant would prefer white letters, gold letters are acceptable.

Poul Hertel spoke about the significance of Washington Street and noted that approval of this tenant sign, when a coordinated sign plan for this building already exists, would set a poor precedent.

Ben Helwig, representing the National Park Service, agreed with Mr. Hertel's comments and the staff analysis. He urged denial of the application stating that approval of the sign would undermine years of efforts to control signage on the Parkway. He also noted that

we must remember that when the Parkway was created nearly 100 years ago that it was not envisioned to have corporate logos.

### **BOARD DISCUSSION**

Dr. Fitzgerald stated that the proposed sign was effectively a billboard for the tenant and had no function other than advertising.

Mr. von Senden noted that the National Park Service's comments carried great weight and that corporate advertising such as this was different from signage for identification purposes. He also commented that it was not consistent with the sign plan.

Mr. Carlin said he could not support this sign and that it established a bad precedent.

Mr. Keleher stated that the sign looked like a billboard and that the way it was located on the elevation was visually awkward. He preferred gold lettering, if a sign were approved.

Mr. Neale agreed with the other comments and said that the sign was not related to an entrance. The sign as a billboard was his biggest concern and he noted that Washington Street was intended to have a pedestrian scale.

Mr. Neale made a motion to defer the application for restudy and Mr. Keleher seconded the motion. Mr. Carlin made a substitute motion to deny the application for a wall sign and Mr. von Senden seconded the substitute motion. The vote on the motion to deny the proposed sign was 5-0-1 (with Mr. Keleher abstaining).

### **REASON**

The Board found the proposed signage to effectively be an advertising billboard for an individual tenant and not appropriate for this particular location on Washington Street. The Board noted that the proposed sign was inconsistent with the approved coordinated sign plan for the Saul Center complex.

7. **CASE BAR2012-0016**

Request for demolition/encapsulation at **211 Gibbon St**, zoned RM Residential

APPLICANT: Alabama Ave. LC by Stephen Kulinski, AIA

BOARD ACTION: **The Board approved the application, as amended, by a roll call vote, 6-0.**

See Item 8 for discussion.

8. **CASE BAR2012-0017**

Request for addition/alterations at **211 Gibbon St**, zoned RM Residential

APPLICANT: Alabama Ave. LC by Stephen Kulinski, AIA

BOARD ACTION: **The Board approved the application, as amended, by a roll call vote, 6-0.**

### **CONDITIONS OF APPROVAL:**

1. That the applicant is strongly encouraged to salvage and re-use the first period interior historic fabric on site, including doors, trim, hardware and mantels.
2. That the chimney is retained above the roofline and not demolished.
3. That all the trim on the addition including balustrades are fabricated out of a smooth finish, paintable synthetic/composite wood solid-through-the-core high-quality material.
4. That the cement-fiber siding to be installed on the addition have a smooth finish.
5. The statements below shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements.
  - The applicant/developer shall call Alexandria Archaeology immediately (703-838-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
  - The applicant/developer shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.

### **SPEAKERS**

Stephen Kulinski, architect, spoke on behalf of the application and presented an overview of changes made since the previous hearing.

John Hynan, representing the Historic Alexandria Foundation, first commented that the previous minutes prepared by Staff did not accurately reflect his comments at the February 15, 2012 BAR hearing. He noted that his comments were intended to communicate strong objections from HAF regarding the size of the proposed addition. He requested that the BAR defer the application to allow Staff to correct the minutes (the minutes had already been approved at the beginning of the meeting). Regarding the revision, Mr. Hynan noted that the reduction in the size of the porch was an improvement but continued to prefer a smaller addition.

Ellen Holland, neighbor at 215 Gibbon Street, noted that she met with Mr. Kulinski regarding the proposal, was pleased that the addition had been scaled back, and supported the revised design.

### **BOARD DISCUSSION**

Mr. Carlin commended the architect on the project and supported the application.

Mr. von Senden supported the application.

Dr. Fitzgerald noted that Mr. Hynan's correction regarding the minutes was now in the record and there was no need to defer the case. He liked the previous two-story porch scheme but also found the current proposal appropriate. He commended the restoration of the historic portion of the house.

Mr. Keleher noted that the zoning envelope allowed the addition to be larger than proposed and supported the project.

Mr. Neale agreed with the other comments.

On a motion by Mr. von Senden, seconded by Dr. Fitzgerald, the Board approved the application, as amended, by a roll call vote, 6-0.

**REASON**

The Board found the proposed restudy to be appropriate and agreed with the staff recommendations for approval with the conditions noted above.

9. [CASE BAR2012-0030](#)  
Request for demolition/encapsulation at **200 S Fairfax St**, zoned RM Residential  
**BOARD ACTION: The Board approved the application, as submitted, by a roll call vote, 6-0.**

**See Item 10 for discussion.**

10. [CASE BAR2012-0031](#)  
Request for addition at **200 S Fairfax St**, zoned RM Residential  
**APPLICANT:** Tina & Braun Jones by Patrick Camus  
**BOARD ACTION: The Board approved the application, as submitted, by a roll call vote, 6-0.**

**SPEAKERS**

Patrick Camus, representing the applicant, spoke in support of the application and agreed with the staff recommendation.

**BOARD DISCUSSION**

Dr. Fitzgerald supported the application and made a motion to approve it as submitted. Mr. Keleher seconded the motion and the application was approved, as submitted, by a roll call vote, 6-0.

**REASON**

The Board found the proposal appropriate and agreed with the staff recommendation.

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**IV. DEFERRED ITEMS**

7. [CASE BAR2012-0032](#)  
Request for demolition/encapsulation at **616 S Fairfax St**, zoned RM Residential  
**APPLICANT:** Mark & Kelley Robertson by Patrick Camus  
*Deferred prior to hearing at applicant's request.*

**The Board noted the deferral.**

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**V. OTHER BUSINESS**

- Update on Parker-Gray BAR Ad Hoc Design Guidelines Work Group
  - Update on grants to survey the Old and Historic Alexandria District
  - Update on National Register listing for Union Station
  - Update on Immanuel Chapel at Virginia Theological Seminary
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**VI. ADMINISTRATIVE APPROVALS**

The following items are shown for information only. Based on the Board's adopted policies, these have been approved by Staff since the previous Board meeting.

**CASE BAR2012-0040**

Request for signage at **207 King St**, zoned KR King Street Retail

APPLICANT: Occasionally Cake

**CASE BAR2012-0041**

Request for roof and skylight replacement at **424 S Lee St**, zoned RM Residential

APPLICANT: Skip Groupe

**CASE BAR2012-0042**

Request for door replacement at **726 S Union St**, zoned W-1 Waterfront Mixed Use

APPLICANT: K. Susan Grafton

**CASE BAR2012-0044**

Request for signage at **607 S Washington St**, zoned CL Commercial Low

APPLICANT: Keller Williams Realty

**CASE BAR2012-0045**

Request for window replacement at **424 S Washington St**, zoned CD Commercial Downtown

APPLICANT: Gloria Marote

**CASE BAR2012-0046**

Request for alterations at **400 Gibbon St**, zoned RM Residential

APPLICANT: Craig Bryan

**CASE BAR2012-0049**

Request for window replacement at **550 N Saint Asaph St**, zoned RM Residential

APPLICANT: Teresa Sullivan by Ricardo Navarro

**CASE BAR2012-0050**

Request for chimney reconstruction at **711 King St**, zoned KR King Street Retail  
**APPLICANT:** Zlotnik & Kraft Alexandria LLC by Robert Wixsoh

**CASE BAR2012-0051**

Request for signage at **122A S Royal St**, zoned CD Commercial Downtown  
**APPLICANT:** 529 Kids Consign by Megan Podolsky

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**VII. ADJOURNMENT**

Chairman Hulfish adjourned the meeting at approximately 8:45pm.

Minutes submitted by,

Catherine Miliaras, Historic Preservation Planner  
Boards of Architectural Review